



Elstree Road, Hemel Hempstead, HP2 7NE
Asking price £525,000

Sears & Co
estate & letting agents

AN IMPRESSIVE four bedroom, two bathroom detached family home spanning approximately 1400 SQFT situated in a set back position at the top of ELSTREE ROAD in HP2.

Accommodation currently comprises an entrance hallway, downstairs W/C, SUBSTANTIAL 24FT living/dining room, kitchen/breakfast room, conservatory with insulated roof, principal bedroom with EN SUITE shower room, three further well proportioned bedrooms and a family bathroom with white suite.

Externally the property further benefits from DRIVEWAY PARKING, a garage with an electric roller door and a well presented, private rear garden. Contact SOLE appointed selling agents to arrange your viewing on this ideal family home.

Double Glazed Front Door

Entrance Hallway

Wood effect flooring. Built in foot mat. Radiator. Storage cupboard. Access to the living room, kitchen & downstairs w/c. Stairs rising to the first floor accommodation.

Downstairs W/C

Double glazed window. Fitted with a low level w/c and pedestal wash hand basin. Wood effect flooring. Radiator. Tiling to splash back areas.

Kitchen/Breakfast Room

Double glazed window. Double glazed door to the side aspect. Refitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Free standing oven and fridge freezer. Space for a washing machine and dishwasher. Wood effect flooring. Tiling to splash back areas. Radiator. Access to the living/dining room.

Living/Dining Room

Double glazed doors to the rear aspect. Two radiators. Feature fire place. Double glazed doors leading to the conservatory.

Conservatory

Double glazed door to the garden. Insulated roof with down lighting. Electric heater. Wood effect flooring.

First Floor Landing

Access to the partially boarded loft. Access to all bedrooms and the family bathroom.

Bedroom One

Double glazed window. Built in wardrobes. Radiator. Access to the en suite shower room.

En Suite Shower Room

White suite comprising a shower enclosure with 'Aqualisa shower' and a cabinet enclosed wash hand basin. Chrome heated towel rail. Vinyl flooring. Recessed down lighting. Extractor fan.

Bedroom Two

Double glazed window. Radiator.

Bedroom Three

Double glazed window. Radiator.

Bedroom Four

Double glazed window. Radiator. Airing cupboard.

Family Bathroom

Two double glazed windows. Fitted with a three piece white suite to include a panel enclosed bath with shower over, cabinet enclosed wash hand basin and low level w/c. Chrome heated towel rail. Vinyl flooring. Recessed down lighting.

To The Front

An area of block paving providing driveway parking. Gated access to the garden on both sides.

Garage

Accessed via an electric roller door to the front. Power, lighting. Wall mounted central heating boiler.

To The Rear

A private garden laid with areas of patio, lawn and artificial grass. Pathway to the gardens end. Two sheds. Outside power. Outside tap. Gated access on both sides.



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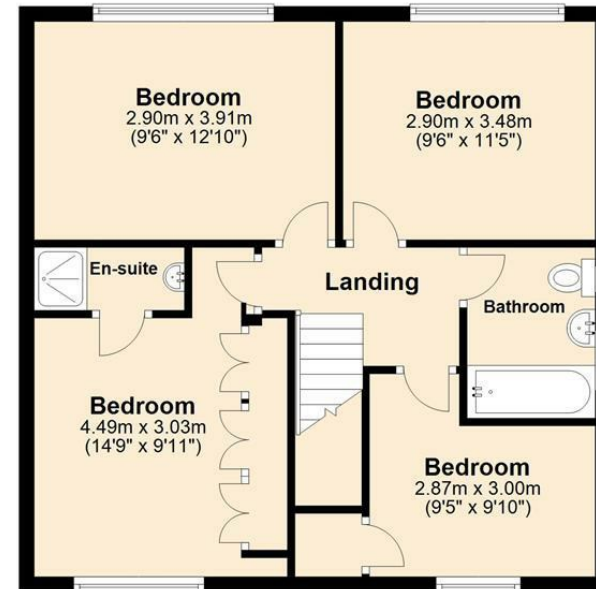
Ground Floor

Approx. 72.2 sq. metres (777.6 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.3 sq. feet)



Total area: approx. 133.1 sq. metres (1432.8 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

